

From: [Matt Wadlington](#)
To: [Mike Miller](#)
Cc: [Wendy Farley-Campbell](#)
Subject: East Bank TIA,
Date: Friday, August 21, 2015 1:46:06 PM

Good afternoon Mike,

I have reviewed the East Bank TIA. In general I didn't have any major comments but do have the following minor comments:

- Page 4, 2nd paragraph: There is an extra "the" in the last sentence. Between "assumed" and "statutory".
- Page 15, 3rd paragraph: 5th Sentence seems awkward. Maybe "identifies" is not the correct word.

The author suggests that the previous conditions (intersection improvements) of approval should be removed based on the capacity analysis showing that this development will not decrease the level of service to a point those improvements are necessary. I concur that based on the evaluation presented, the impact will not warrant offsite improvements.

Also, although the TIA does not include a specific plan for internal roadway improvements, I noticed that there are no considerations in the original layout for vehicles turning around. Per Title 10, Chapter 36 of the City Code, 10-36-2-6, "The cul-de-sac shall not exceed a length of 400 feet...". This private, single access street is in essence a very long cul-de-sac.

Please let me know if you have any questions or concerns regarding this review,

-Matt

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EXHIBIT I